

Building safety



Building safety experience

United Living is a market leader in building safety, with a strong focus on on technical excellence, collaboration and resident engagement.

We partner and collaborate closely with housing associations, local authorities and private landlords to deliver the best possible service.

Strong operational delivery is underpinned by a dedicated customer experience strategy, ensuring the needs of clients, residents, suppliers, and employees remain at the heart of all we do.

Residents should be and feel safe in their homes. We take reasonable measures to inform residents about building safety, ensure they are engaged in discussions about how to keep their building safe (including their own responsibilities) and are empowered to challenge unsafe or unreasonable decisions.

We also develop and implement tailored social value plans for clients, helping to ensure we leave each community we work in better than it was before.



Building safety context

The Building Safety Act is the most significant change in safety legislation in a generation.

In response to the Grenfell Tower tragedy, the Building Safety Act 2022 created a new and modernised regulatory regime for building safety and construction. The act represents a monumental shift in safety legislation, marking the most significant change in a generation. United Living, as pioneers in early adoption, swiftly implemented the act, positioning ourselves among the first to do so.

We're demonstrating our commitment to building safety by starting the process of becoming a Building a Safer Future Champion. Putting people's safety first in how we plan for, design, build, maintain, and look after the safety of the buildings we live, work or play in and protect those that use them.

The Building a Safer Future champion status will help us to promote this objective through continuous improvement, robust self-assessment and benchmarking to help create a safer, more productive and digitally driven industry.



Three steps to building compliance

Gateway 1

Prior to planning permission being granted, when fire safety issues are considered. The Building Safety Regulator will assess full plans, fire statement and other documents to accept/reject the clients application, determining whether they can proceed to the next stage or not.

We can prepare any required planning application submissions with all key fire considerations made to support the required fire statement for submission.

Gateway 2

This stage will see a rigorous inspection of building regulations come into full effect, ensuring that building safety is considered at each stage of the design and construction process.

United Living will secure building control approval through the Building Safety Regulator (BSR) and provide information covering duty holder competence, "Golden Thread" data and strategies to minimise risk during construction.

Gateway 3

A vital stage of the process, the Building Registration Certificate (BRC). This allows the safety of future occupants to remain the highest priority, as construction comes to an end.

The planning for this stage starts at the beginning of the building control process, to ensure that a programme is in place to allow the collection of all necessary information, right from the start. This is the 'Golden Thread' of building information we capture this key information from project inception using Aconex. United Living will support you to ensure the application will be processed as swiftly as possible, so as not to cause undue delay.

The service

Building safety projects are not straightforward construction projects. Quality and compliance is key in an environment of changing regulations. Our understanding of the new 'Building Safety Act' means we can provide strategic guidance throughout a building's lifecycle.

Using our in-house expertise and extensive supply chain, we will manage the detailed three-stage gateway process to cover the construction and major refurbishment of in-scope buildings, from planning to design and construction, to ensure building regulation compliance.

New building safety regulation system

GATEWAY 1
PLANNING STAGE



GATEWAY 2
DESIGN & CONSTRUCTION STAGE



GATEWAY 3
COMPLETION STAGE



GATEWAY 4
SAFETY CASE



GOLDEN THREAD OF INFORMATION

A fully integrated solution

United Living has developed an industry-leading approach to building safety projects based on technical knowledge and experience, resident engagement and collaboration.

We deliver cladding replacement projects as part of our integrated residential offer, offering exceptional value for clients, whether we are working on one block or at scale across a number of buildings in a property portfolio.



National coverage - regional presence

As a national contractor of choice, we can carry out your building safety works across the UK. Our network of regional offices ensures we understand local issues and use pre-assessed supply chain partners to deliver your projects.



Competent & experienced team

Our dedicated, competent teams ensure we provide an excellent, consistent service on every project and remain at the forefront of regulations. This is achieved by conducting regular in-house specialist training courses, resulting in the enhancement of the team's knowledge.



Collaborative approach

Our collaborative approach from day one ensures that we fully understand and incorporate your aspirations. We adopt a day-one final account philosophy on all our projects, ensuring you have cost and programme certainty. Additionally, we collaborate closely with clients to assist in delivering their resident engagement strategies.



Social value & environmental benefits

Our goal is to leave more than just a building behind. We carry out work sustainably and sensitively, creating social value and protecting the environment along the way.

Lewisham Homes: Hatfield & Gerrard (£22.5M)

United Living Group was commissioned by Lewisham Homes to deliver the Hatfield Close and Gerrard House building and fire safety project in late 2017. The scheme removed its pre-existing combustible cladding, replaced it with non-combustible A1 fire-rated material, and carried out in-depth fire safety and improvement works.

Additional works included the installation of smoke detectors, sprinkler systems, automatic opening vents, upgraded windows, new doors, balconies and structural works. The project won two awards at the prestigious National Building and Construction Awards in 2021 for the project of the Year £10 million to £25 million category and the overall Gold Medal.

"Working with United Living on our recladding project has been a pleasure. The project has gone like a dream with satisfied residents and a great, can-do approach to the project team overseeing the work. Any issue has been tackled positively and at pace and we have received several external accolades due to the work United Living have done for us."

James Shaw

**Director of Property Services
Lewisham Homes**

Lewisham Homes: Hatfield & Gerrard



One Housing Group: Umberston Street (£3M)

On behalf of One Housing Group, United Living removed non-compliant ACM cladding and external wall insulation and developed a new compliant design for installing A1 firerated facade system to three mixed-use blocks, including EWI and A1 rain-screen cladding.

The blocks remained fully occupied by residents and ground-floor commercial units for the duration of the works, which were completed in September 2022.

The site had two Considerate Constructors Scheme (CCS) inspections, scoring 45/45 in their reports, which is extremely rare within our industry and an achievement the onsite team is immensely proud of.

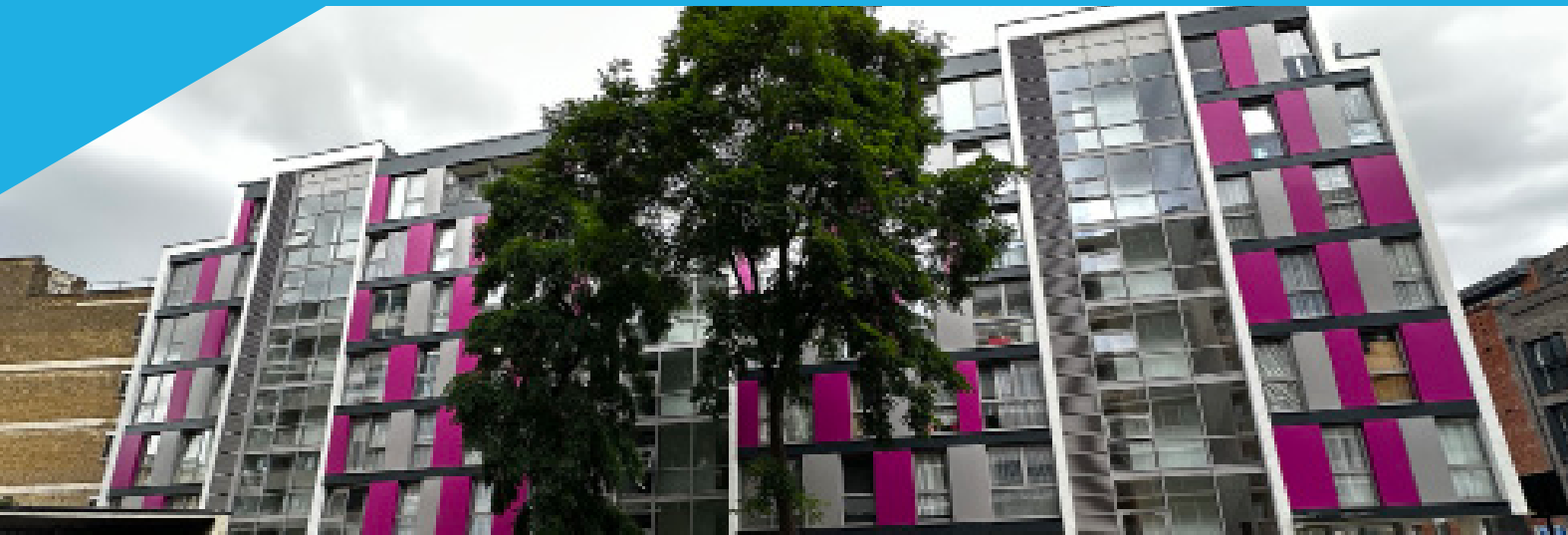
“The United Living team has been professional and committed throughout, and quickly grasped our priorities of quality and safety, ensuring that this project was delivered successfully, providing assurances to One Housing and residents for many years to come.”

Gary Albert

Head of Building Safety Works

One Housing Group (part of Riverside)

One Housing Group: Umberston Street



One Housing Group: Charrington Court (£7.5M)

One Housing Group chose United Living to deliver this challenging remediation project involving removing and replacing all external cladding and installation on a high-rise mixed-use building.

Our project team implemented a bespoke and highly flexible work system to ensure minimal impact on residents while maintaining the highest operational standards. With a restricted footprint and limited space for storing materials, including the cladding panels, we adopted an innovative approach to material movement and an on-time delivery programme. This reduced the need for storage and negated the time spent sorting panels on-site.

BPHA: Ashburnham Court (£7.5M)

Ashburnham Court is the first of three regeneration schemes awarded to United Living under Project Vista, a bespoke investment strategy for BPHA to improve the thermal efficiency, aesthetics, quality of life and security of a number of high-rise residential blocks in Bedford.

The project consisted of internal and external refurbishment works to three inter-linked blocks ranging between 6-8 storeys high, with 55 flats. This included new windows, roofing, insulated cladding (EWI, terracotta, aluminium, brick slip systems), fire safety, heating, landscaping; Infill to undercroft areas for new offices and a communal and plant room.

One Housing Group: Charrington Court



Poole Housing Partnership: Projects Admiral (£21 M)

On behalf of Poole Housing Partnership, we delivered internal and external upgrade works to Drake Court, Grenville Court, Nelson Court, Sterte Court, and Rodney Court in the old town.

The project included the removal of existing render cladding and replacement with terracotta cladding, and resolution of cold bridging and thermal issues. Existing balconies were replaced with wintergarden enclosed balconies and sprinkler systems have been fitted in all existing flats.

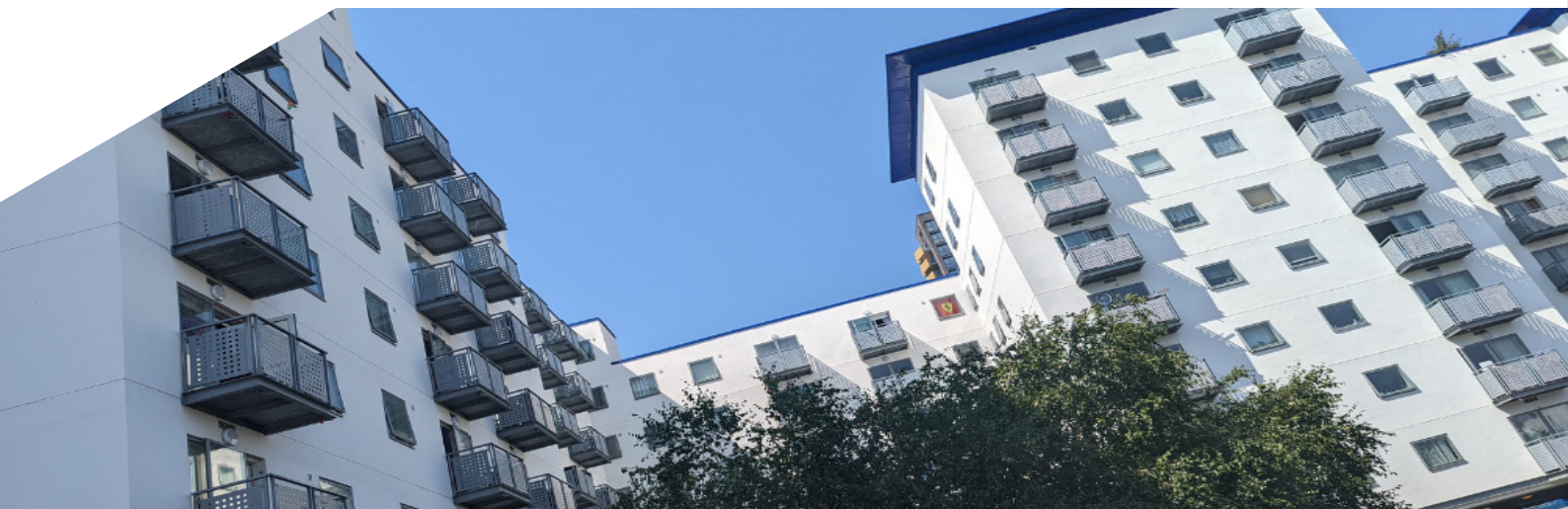
Works also included new windows, cladding & EWI systems, roofing, IRS system, sprinklers, mechanical ventilation, electrical upgrade, entrances and public realm improvements.

A2 Dominion: Renaissance & Baroque (£2.7M)

Renaissance & Baroque Court are two nine-storey adjoining blocks of concrete frame construction.

After fire safety issues were identified with the EWI System, United Living was appointed to complete remediation works on behalf of leading housing association, A2Dominion, with a £2.7 million contract from March 2021 to October 2022.

A2 Dominion: Renaissance & Baroque



Accreditations

As a market leader in building safety we have a number of key accreditations.



United Living is an early adopter & registered signatory.

Procurement routes

We work with an extensive network of compliant procurement and framework providers, which offer a convenient route to market for landlords looking to deliver essential building safety projects quickly and safely.





For further information on how
United Living can help please contact:

Paul Maghie

Business Development Director

E : paul.maghie@unitedliving.co.uk

T : 07703835776

United Living, Media House, Azalea
Drive, Swanley Kent, BR8 8HU
Switchboard: 01322 665522

unitedliving.co.uk